

Grantee: Detroit, MI

Grant: B-08-MN-26-0004

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-08-MN-26-0004

Obligation Date:

03/25/2009

Award Date:**Grantee Name:**

Detroit, MI

Contract End Date:

03/25/2013

Review by HUD:

Submitted - Await for Review

Grant Amount:

\$47,137,690.00

Grant Status:

Active

QPR Contact:

Fern Clement

Estimated P/RL Funds:

\$0.00

Total Budget:

\$47,137,690.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The City of Detroit has one of the highest home foreclosure rates among the nation's largest metropolitan areas. The City has over 67,000 foreclosed properties, 65 percent remain vacant. The foreclosure problem is widespread and touches almost every neighborhood in the city. The City recognizes that the \$47,137,690 NSP allocation must be implemented in a strategic manner to result in the stabilization of neighborhoods most severely impacted by foreclosure and abandonment. The funds have been targeted to nine neighborhoods that were selected based upon the data that showed: over 51 percent of the population in the Census block groups met the low moderate middle income criteria; a high percentage of home foreclosures, a high percentage of homes financed by sub-prime mortgage related loans; and were also identified as likely to face a significant rise in the rate of home foreclosures. The City also aligning this process with other local stabilization and development efforts.

Distribution and Uses of Funds:

The goals of the City of Detroit Neighborhood Strategy Program are: Continue to implement the City's Master Plan to reinforce, revitalize and rebuild targeted neighborhoods; Reduce the vast numbers of vacant properties causing blight and undermining the vitality of neighborhoods; Reverse the decline of neighborhood housing values; Stabilize neighborhoods negatively impacted by foreclosure and abandonment; Eliminate blighted structures to enhance public safety and improve quality of life; Invest in select neighborhoods to achieve greater impact with limited resources especially neighborhoods targeted by LISC, Skillman, the Community Foundation and NDNI; Protect recent investments by public and private partners Attract other public/private financing to leverage NSP funds; Create new jobs and stimulate small business development; Demolish existing structures to accommodate future development or alternative uses.

Definitions and Descriptions:

1. Definition of "Blighted Structures" in context of state or local law.

According to State of Michigan Act 344 of 1945, Section 125.72, "Blighted property or structures,"

means property that meets any of the following criteria:

- (a) The property has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.
- (b) The property is an attractive nuisance because of physical condition or use.
- (c) The property has had the utilities, plumbing, heating, or sewerage disconnected, destroyed, removed, or rendered ineffective for a period of one (1) year or more so that the property is unfit for its intended use.
- (d) The property is tax reverted property owned by a municipality, by a county, or by this state, the sale, lease, or transfer of tax reverted property by a municipality, a county, or this state shall not result in the loss to the property of eligibility for any project authorized under this act for the rehabilitation of a blighted area, platting authorized under this act, or tax relief or assistance, including financial assistance, authorized under this act or any other act.



(e) The property is owned or is under the control of a land bank fast track authority under the land bank fast track act, 2003 PA 258, MCL 124.751 to 124.774. The sale, lease, or transfer of the property by a land bank fast track authority shall not City of Detroit NSP 12/08

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result in the loss to the property of eligibility for any project authorized under this act for the rehabilitation of a blighted area, platting authorized under this act, or tax relief or assistance, including financial assistance, authorized under this act or any other act.

(f) The property is improved real property that has remained vacant for five (5) consecutive years and that is not maintained in accordance with applicable local housing or property maintenance codes or ordinances.

(g) The property has code violations posing a severe and immediate health or safety threat and has not been substantially rehabilitated within one (1) year after the receipt of notice to rehabilitate from the appropriate code enforcement agency or final determination of any appeal, whichever is later.

(2) Definition of "affordable rents."

Note: Grantees may use the definition they have adopted

for their CDBG program but should review their existing definition to ensure compliance with NSP program -specific requirements such as continued affordability

Response:

2. Definition of "Affordable Rents"

For the purpose of the NSP grant, affordable rents will be defined as follows: "The rent does not exceed 30% of the annual income of a family, whose income equals 50% of the median income of the area as determined by HUD, with adjustments for smaller and larger families.

(The City of Detroit is adopting its "HOME Program Rent Limits)

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

The City of Detroit, as part of the NSP requirement, for the "for-sale" property, "rental units" and "lease-to-own" properties will require a "deed restriction" and/or "affordable housing restriction" that will mandate and require compliance during the continued period of affordability, described in the City of Detroit's NSP requirements, policies and procedures.

In addition, the continued affordability compliance will be a part of any Development Agreement implemented between the City and the Developer/Non-profit owner.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

The City of Detroit, Planning and Development Department (P&DD) continually upgrades and enhances its "contractor rehabilitation "Performance Standards". The most recent City of Detroit NSP 12/08

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revision was completed October 2008, which incorporated "Green Building" communities recommendations and standards and "Energy Star" specifications and standards. In addition, the rehabilitation standards must address lead based paint, environmental standards and all local code requirements. Energy Star specifications and standards exceed the Model Energy Codes (MEC), published by the Council of American Building Officials. (Each Developer will be provided a copy of the revised 2008 Contractor Performance Standards and it will also be listed on the P&DD's website.)

Low Income Targeting:

LOW INCOME TARGETING

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose income do not exceed 50% of area median income: \$ 11,784,422.50

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response:

The City of Detroit will use at least \$11,784,422.50 of the NSP grant and 25% of any program income received to provide subsidy assistance to offset acquisition and construction/rehabilitation costs, of single family and multi-family residential properties for households whose incomes do not exceed 50% of Area Median Income (AMI). The City will issue a public Notice of Funding Availability (NOFA) to eligible for-profit and non-profit developers and sponsors to submit projects that are "ready to go" for NSP consideration and funding approval. Section 8 certificates may also be available to targeted low-income rental



households.

Acquisition and Relocation:

ACQUISITIONS & RELOCATION

The City of Detroit is projecting to demolish 1,400 dwelling units that are < 80% of area median income. If so, include:

• The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income. The NSP program includes two low- and moderate-income requirements at section 2301(f)(3)(A) that supersede existing CDBG income qualification requirements. NSP allows the use of only the low- and moderate income National Objective.

All NSP funding will be spent on individuals and families at or below 120 percent of the area median income. At least 25 percent of appropriated funds must be spent on housing for individuals or families with incomes that do not exceed 50% AMI. For the purposes of NSP an activity may meet the HERA low- and moderate income national objective if the assisted activity:

o provides or improves permanent residential structures that will be occupied by a

household whose income is at or below 120 percent of area median income (LMMH);

As a projection, we will demolish 1,400 units. However, the physical inspection

median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.

and/ or appraisal will ultimately, determine the actual numbers. The cost to rehabilitate the property and the likelihood of it being sold in the existing market conditions will be the criteria

Response:

Background

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income).

o serves an area in which at least 51 percent of the residents have incomes at or below 120 percent of area median income (LMMA);

o creates or retains jobs for persons whose household incomes are at or below 120 percent of median income (LMMJ); or

o serves a limited clientele whose incomes are at or below 120 percent of area median income (LMMC).

Property acquisition activities are dependent on the national objective met by the subsequent reuse of the property. Activities identified by the City of Detroit will comply with a national objective as follows:

o Acquisition for rehabilitation structures will meet the LMMH national objective

o Acquisition for demolition possible green spaces or land bank will meet the LMMA

national objective

o Acquisition for land bank use will meet the LMMA national objective¹

¹ Acquisition and management activities of the land bank may provide sufficient benefit to an area generally to meet a national objective (LMMA) prior to final disposition of the banked property. HUD notes that the grantee must determine the actual service area benefiting from a land bank's activities, in accordance with the regulations. The Land bank may not hold a property for more than 10 years without obligating the property for a specific, eligible redevelopment of that property in accordance with NSP requirements.

Public Comment:

The City of Detroit posted a notice in the newspaper November 5, 2008 announcing the Neighborhood Stabilization Program (NSP) funds allocated to Detroit and the substantial amendment to the Consolidated Plan. A revision was also posted on November 19, 2008 to correct a typo regarding the website. We took citizen comments into consideration and worked with the Detroit City Council and their staff to decide the best use of NSP funds. We modified the allocation amounts and added some additional activities based on comments from citizens and City Council. However, some of the comments did not apply to NSP and others were not eligible. The City of Detroit conducted community level meetings to obtain additional citizen input regarding program implementation. Meeting dates, requests for proposals, and program updates were posted on the Detroit website as well as any amendments. A summary of the comments received from our NSP website during the comment period is summarized in the substantial amendment. The City of Detroit received 119 comments regarding demolition, historic structures, location questions, suggested projects, use of NSP funding, tax questions and miscellaneous comments.



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$47,137,690.00
Total Budget	\$0.00	\$47,137,690.00
Total Obligated	\$0.00	\$47,137,690.00
Total Funds Drawdown	\$4,838,181.02	\$26,719,009.49
Program Funds Drawdown	\$4,838,181.02	\$26,719,009.49
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$4,424,658.58	\$26,305,487.05
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$7,070,653.50	\$0.00
Limit on Admin/Planning	\$4,713,769.00	\$264,940.17
Limit on State Admin	\$0.00	\$264,940.17

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$11,784,422.50	\$19,562,764.00

Overall Progress Narrative:

Overall Progress:

Acquisition

During the quarter rehabilitation acquisition expenditures totaled \$46,000. During this reporting period, hard and soft cost payments were processed. See Rehabilitation section for more information regarding acquisition/rehabilitation work.

Acquisition-Land Bank

Since August 2010, the Detroit Land Bank Authority (DLBA) has been acquiring foreclosed, vacant, abandoned houses from sellers including Fannie Mae, HUD, and private banks through the National Community Stabilization Trust's First Look Program. The DLBA purchases houses on tipping point blocks within NSP1 neighborhoods in an effort to stabilize neighborhood real estate markets.

Total # Units Under Contract to Purchase: 0



Total # Units Purchased During Quarter: 8

During the quarter, the DLBA continued to land bank foreclosed houses throughout NSP1 areas

Disposition-Land Bank

As part of its land banking disposition strategy, the DLBA ensures all properties remain boarded and secured through weekly inspections and also provide routine property maintenance. By navigating the acquisition process for purchasing REO foreclosures, the DLBA strives to make purchasing a home in NSP1-eligible neighborhoods easier at a later date when it launches a disposition process that includes sales.

DLBA conducted weekly inspections and routine property maintenance on all houses.

Problems During Current QPR:

During the most recent QPR, the DLBA encountered issues with breaking and entering and DLBA housing stock. All houses that were broken into were re-secured.

During the next QPR, the DLBA plans to continue its weekly inspections and routine property maintenance of each property. It will also begin determining potential pricing of houses for an eventual homebuyer disposition strategy.

Demolition

During the quarter demolition expenditures totaled \$573,476. The City of Detroit demolished approximately 88 housing units this quarter. Actual property demolitions took place in all nine NSP areas. Demolitions by NSP1 area are shown below:

Brightmoor	10
Far East/English Village	8
Grand River/Greenfield	4
Herman Gardens	3
Kettering	23
North Central	2
North End	3
Osborn	25
Southwest	bsp; 10

Individual addresses for demolished structures are included in the QPR.

Administration

Administrative expenditures totaled \$44,994 during the quarter. Administrative expenditures provided NSP1 advertising, 106 Historic Reviews & clearances, and legal services.

New Construction

Maxwell Homes LDHALP: This rental project includes the new construction of a 30 unit apartment building in the Kettering neighborhood. 30% construction complete.

NDNI Elderly LDHALP: This rental project includes the new construction of a 45 unit apartment building in the Osborn neighborhood. 45% construction complete.

Northwest Unity Homes II LDHALP: This rental project includes the new construction of a 45 unit apartment building in the Livernois/Fenkell area of the Grand River Greenfield neighborhood. 65-70% construction complete. There has been some vandalism and minor theft.

Paradise Valley Rental Investment Group: This rental project includes the rehab of 2 buildings. One building has 2 units and 1 with 3 units, in the stable Far East/East English Village neighborhood. 40% construction complete. As of 12/31/11 no units under construction; started construction during January 2012.

West Oakland: This rental project consists of rehab of 45 units in the North End neighborhood. 70% construction complete.

Rehabilitation

Manna Development: Rental project for rehab of 2 four-unit multi-family buildings in Grand River/Greenfield neighborhood. 50% construction complete.

New Center Square LDHALP: Rental project for rehab of a 49 unit apartment building in the North Central neighborhood. This project recently broke escrow, will add newly approved tax credit equity to the project.

Phoenix Communities: Rental project of rehab of a 17 unit multifamily building in an emerging neighborhood. Construction is 100% complete. Have waitlist of tenants. All units will be rented to those at 50% and below the AMI.

S Dot Collections: Rental project of rehab of 13 units in a marginal neighborhood. 2 buildings have 4 units and 1 building has 5 units. 30% construction complete.

American Residential Equities Phase 1: Rehab of 15 SF homes scattered in Herman Gardens. 6 of 15 houses are under construction currently. 67% construction complete. Theft of electrical wiring before security grates were installed.

American Residential Equities Phase 2: Project in Grand River/Greenfield of rehab of 5 SF home. 70% construction complete.



Bailey: Rehab of 2 SF homes in Grand River/Greenfield. 20% construction complete with billing pending. Existing furnace and plumbing stacks were stolen prior to construction. Developer is a City of Detroit home repair contractor with limited development experience.

Citadel CDC/Guy Construction Phase 1 & Phase 2: Rehab of 2 SF homes in Brightmoor, an unstable neighborhood. 50% construction complete. Experienced vandalism on one home. Increased security costs will be higher than budgeted. Rehab of 1 SF home in Brightmoor. 50% construction complete.

Ferlito Phase 1: Rehab of 6 scattered site SF properties for sale in the Far East/Osborn neighborhood. 97% construction complete. 1 unit was stripped and is uninhabitable; the other is salvageable. Marketing properties as Lease-Purchases, with two potential households in the application process.

Kodiak Phase 1: Rehab of 5 homes scattered in the stable Osborn/Far East/English Village neighborhood. 90% of construction completed with a significant amount of construction during 4th quarter. Experienced theft on 3 of the homes. Installed a security system late in the project.

Neighborhood Art Phase 1: Rehab of 5 SF homes in the stable Grand River/Greenfield neighborhood. Four of 5 units are under construction. Project is 60% complete. Air conditioning units were stolen in 2 homes. The project has security guards on duty.

ParadiseValley: 7 new construction houses and 2 rehabs that have 3 BR and 2 bathrooms. Houses are energy efficient. 100% of the construction was completed in the 4th quarter and all 9 have certificates of occupancy. 6 of the units are sold and 3 are under contract for sale. Sales prices are about 1/3 less than originally projected.

TJ and Associates Phase 1: Rehab of 5 SF homes in the Grand River/Greenfield neighborhood. All 5 homes are under construction. 80% construction completed. Homes are posted on website and listed with Realtors.

U SNAP BAC: 5 SF houses for sale in East English Village and Far East, which are stable communities. 40% construction complete. During construction they have a security guard on duty.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP-01, NSP Acquisition	\$459,522.44	\$2,963,462.00	\$1,987,326.87
NSP-02, NSP Disposition	\$332,322.07	\$3,897,695.00	\$1,058,707.25
NSP-03, NSP-Public Improvements	\$0.00	\$0.00	\$0.00
NSP-04, NSP Demolition	\$573,475.62	\$16,000,000.00	\$15,160,929.20
NSP-10, NSP Administration	\$44,993.59	\$4,713,769.00	\$264,940.17
NSP-12, NSP New Construction	\$1,476,245.39	\$4,578,000.00	\$4,240,755.20
NSP-14, NSP Rehabilitation	\$1,951,621.91	\$14,984,764.00	\$4,006,350.80



Activities

Grantee Activity Number: 01 NSP Acq
Activity Title: Acquisition

Activity Category:

Acquisition - general

Project Number:

NSP-01

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Acquisition

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Planning & Dev Dept

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$661,157.00
Total Budget	\$0.00	\$661,157.00
Total Obligated	\$0.00	\$661,157.00
Total Funds Drawdown	\$46,000.00	\$318,497.00
Program Funds Drawdown	\$46,000.00	\$318,497.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$46,000.00	\$318,497.00
City of Detroit Planning & Dev Dept	\$46,000.00	\$318,497.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Vacant, abandoned or foreclosed property will be acquired in the nine target areas for rehabilitation, demolition or redevelopment including new construction

Location Description:

location to be determined in the 9 target areas

Activity Progress Narrative:

Acquisition

During the quarter rehabilitation acquisition expenditures totaled \$46,000. During this reporting period, hard and soft cost payments were processed. See Rehabilitation section for more information regarding acquisition/rehabilitation work.

Accomplishments Performance Measures

# of Properties	This Report Period	Cumulative Actual Total / Expected
	Total	Total
	0	0/350



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/350	0
# Owner Households	0	0	0	0/0	0/0	0/175	0
# Renter Households	0	0	0	0/0	0/0	0/175	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	01A NSP ACQ
Activity Title:	Landbank Acquisition

Activity Category:

Acquisition - general

Project Number:

NSP-01

Projected Start Date:

09/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Acquisition

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Land Bank

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,302,305.00
Total Budget	\$0.00	\$2,302,305.00
Total Obligated	\$0.00	\$2,302,305.00
Total Funds Drawdown	\$413,522.44	\$1,668,829.87
Program Funds Drawdown	\$413,522.44	\$1,668,829.87
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,255,307.43
City of Detroit Land Bank	\$0.00	\$1,255,307.43
Match Contributed	\$0.00	\$0.00

Activity Description:

The Land Bank will acquire abandoned vacant or foreclosed properties for rehabilitation, demolition, redevelopment or new construction

Location Description:

The nine target areas.

Activity Progress Narrative:

Acquisition-Land Bank

Since August 2010, the Detroit Land Bank Authority (DLBA) has been acquiring foreclosed, vacant, abandoned houses from sellers including Fannie Mae, HUD, and private banks through the National Community Stabilization Trust's First Look Program. The DLBA purchases houses on tipping point blocks within NSP1 neighborhoods in an effort to stabilize neighborhood real estate markets.

Total # Units Under Contract to Purchase: 0

Total # Units Purchased During Quarter: 8

During the quarter, the DLBA continued to land bank foreclosed houses throughout NSP1 areas

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



# of Properties	0	0/50
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/50
# of Singlefamily Units	0	0/50

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/50	0/0	0/50	0
# Owner Households	0	0	0	0/25	0/0	0/25	0
# Renter Households	0	0	0	0/25	0/0	0/25	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	02a NSP Disp
Activity Title:	Landbank Disposition

Activity Category:

Disposition

Project Number:

NSP-02

Projected Start Date:

09/01/2009

Benefit Type:

Activity Status:

Under Way

Project Title:

NSP Disposition

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Detroit Land Bank

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,897,695.00
Total Budget	\$0.00	\$3,897,695.00
Total Obligated	\$0.00	\$3,897,695.00
Total Funds Drawdown	\$332,322.07	\$1,058,707.25
Program Funds Drawdown	\$332,322.07	\$1,058,707.25
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$332,322.07	\$1,058,707.25
City of Detroit Land Bank	\$332,322.07	\$1,058,707.25
Match Contributed	\$0.00	\$0.00

Activity Description:

Land Bank will maintain vacant, foreclosed, and abandoned NSP properties pending disposition, including legal services, financial services, appraisals, surveys and transfer costs

Location Description:

Nine Target areas

Activity Progress Narrative:

Disposition-Land Bank

As part of its land banking disposition strategy, the DLBA ensures all properties remain boarded and secured through weekly inspections and also provide routine property maintenance. By navigating the acquisition process for purchasing REO foreclosures, the DLBA strives to make purchasing a home in NSP1-eligible neighborhoods easier at a later date when it launches a disposition process that includes sales.

DLBA conducted weekly inspections and routine property maintenance on all houses.

Problems During Current QPR:

During the most recent QPR, the DLBA encountered issues with breaking and entering and DLBA housing stock. All houses that were broken into were re-secured.

During the next QPR, the DLBA plans to continue its weekly inspections and routine property maintenance of each property. It will also begin determining potential pricing of houses for an eventual homebuyer disposition strategy.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/200

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/200
# of Singlefamily Units	0	0/200

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 04 NSP Demolition

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

NSP-04

Projected Start Date:

04/01/2009

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Demolition

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Buildings & Safety Eng

Overall

Total Projected Budget from All Sources

Total Budget

Total Obligated

Total Funds Drawdown

Program Funds Drawdown

Program Income Drawdown

Program Income Received

Total Funds Expended

City of Detroit Buildings & Safety Eng

Match Contributed

Oct 1 thru Dec 31, 2011

N/A

\$0.00

\$0.00

\$573,475.62

\$573,475.62

\$0.00

\$0.00

\$573,475.62

\$573,475.62

\$0.00

To Date

\$16,000,000.00

\$16,000,000.00

\$16,000,000.00

\$15,160,929.20

\$15,160,929.20

\$0.00

\$0.00

\$15,160,929.20

\$15,160,929.20

\$0.00

Activity Description:

Demolish blighted and abandoned structures

Location Description:

within the 9 NSP1 locations

Activity Progress Narrative:

Demolition

During the quarter demolition expenditures totaled \$573,476. The City of Detroit demolished approximately 88 housing units this quarter. Actual property demolitions took place in all nine NSP areas. Demolitions by NSP1 area are shown below:

Brightmoor	10
Far East/English Village	8
Grand River/Greenfield	4
Herman Gardens	3
Kettering	23
North Central	2
North End	3
Osborn	25
Southwest	10

Individual addresses for demolished structures are included in the QPR.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1567	3046/1600

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	88	1567/1600
# of Singlefamily Units	88	1567/1600

Beneficiaries Performance Measures

# of Persons	Beneficiaries - Area Benefit Census Method			
	Low	Mod	Total Low/Mod%	
	0	0	434343	0.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
3993 McKinley	Detroit		Michigan	48208-	Not Validated / N
14681 Troester	Detroit		Michigan	48205-	Not Validated / N
14296 Eastwood	Detroit		Michigan	48205-	Not Validated / N
4803 Fischer	Detroit		Michigan	48213-	Not Validated / N
13549 Heyden	Detroit		Michigan	48223-	Not Validated / N
157 Grixdale E	Detroit		Michigan	48203-	Not Validated / N
12901 Vaughan	Detroit		Michigan	48223-	Not Validated / N
14919 Eastwood	Detroit		Michigan	48205-	Not Validated / N
18957 Alcoy	Detroit		Michigan	48205-	Not Validated / N
14491 Wilfred	Detroit		Michigan	48213-	Not Validated / N
20061 Vaughan	Detroit		Michigan	48205-	Not Validated / N
15700 Littlefield	Detroit		Michigan	48227-	Not Validated / N
12922 Vaughan	Detroit		Michigan	48223-	Not Validated / N
18618 Santa Rosa	Detroit		Michigan	48221-	Not Validated / N
4639 Campbell	Detroit		Michigan	48209-	Not Validated / N
5974 Philip	Detroit		Michigan	48224-	Not Validated / N
5133 31st	Detroit		Michigan	48210-	Not Validated / N
4730 Fischer	Detroit		Michigan	48213-	Not Validated / N
3877 Chalmers	Detroit		Michigan	48213-	Not Validated / N
14039 Faircrest	Detroit		Michigan	48205-	Not Validated / N
5848 Northfield	Detroit		Michigan	48210-	Not Validated / N
23646 Sunnyside	Detroit		Michigan	48223-	Not Validated / N
13968 Rochelle	Detroit		Michigan	48205-	Not Validated / N
3771 Cadillac	Detroit		Michigan	48214-	Not Validated / N
19181 Schoenherr	Detroit		Michigan	48205-	Not Validated / N
5234 Lenox	Detroit		Michigan	48213-	Not Validated / N



5931 Barham	Detroit	Michigan	48224-	Not Validated / N
4510 St Aubin	Detroit	Michigan	48207-	Not Validated / N
19619 Hoyt	Detroit	Michigan	48205-	Not Validated / N
4903 Lovett	Detroit	Michigan	48210-	Not Validated / N
15675 Spring Garden	Detroit	Michigan	48205-	Not Validated / N
12845 Pierson	Detroit	Michigan	48223-	Not Validated / N
12800 Chapel	Detroit	Michigan	48223-	Not Validated / N
18956 Pelkey	Detroit	Michigan	48205-	Not Validated / N
2634 Kirby E	Detroit	Michigan	48211-	Not Validated / N
12060 Hamburg	Detroit	Michigan	48205-	Not Validated / N
2820 Hale	Detroit	Michigan	48207-	Not Validated / N
13315 Rochelle	Detroit	Michigan	48205-	Not Validated / N
3705 Medbury	Detroit	Michigan	48211-	Not Validated / N
4455 Helen	Detroit	Michigan	48207-	Not Validated / N
15468 Beaverland	Detroit	Michigan	48223-	Not Validated / N
5018 Canton	Detroit	Michigan	48211-	Not Validated / N
6402 Forest E	Detroit	Michigan	48207-	Not Validated / N
5421 Helen	Detroit	Michigan	48211-	Not Validated / N
15083 Seymour	Detroit	Michigan	48205-	Not Validated / N
14436 Eastwood	Detroit	Michigan	48205-	Not Validated / N
14003 Pfent	Detroit	Michigan	48205-	Not Validated / N
2632 Frederick	Detroit	Michigan	48211-	Not Validated / N
16176 Coyle	Detroit	Michigan	48235-	Not Validated / N
14238 Faircrest	Detroit	Michigan	48205-	Not Validated / N
3164 Ferry	Detroit	Michigan	48211-	Not Validated / N
18941 Hoover	Detroit	Michigan	48205-	Not Validated / N
4409 31st	Detroit	Michigan	48210-	Not Validated / N
8096 Manila	Detroit	Michigan	48214-	Not Validated / N
4232 Van Dyke	Detroit	Michigan	48214-	Not Validated / N
13908 Rochelle	Detroit	Michigan	48205-	Not Validated / N
6044 Northfield	Detroit	Michigan	48210-	Not Validated / N
7316 Piedmont	Detroit	Michigan	48228-	Not Validated / N
6363 Greenview	Detroit	Michigan	48228-	Not Validated / N
7563 Dunedin	Detroit	Michigan	48206-	Not Validated / N
15489 State Fair E	Detroit	Michigan	48205-	Not Validated / N
19011 Braille	Detroit	Michigan	48219-	Not Validated / N
14660 Rochelle	Detroit	Michigan	48205-	Not Validated / N
2626 Kirby E	Detroit	Michigan	48211-	Not Validated / N
1925 Merrick	Detroit	Michigan	48208-	Not Validated / N
9167 Goodwin	Detroit	Michigan	48211-	Not Validated / N
3892 Ashland	Detroit	Michigan	48215-	Not Validated / N
4884 Anderdon	Detroit	Michigan	48215-	Not Validated / N
3901 31st	Detroit	Michigan	48210-	Not Validated / N



14498 Wilfred	Detroit	Michigan	48213-	Not Validated / N
11163 Outer Drive W	Detroit	Michigan	48223-	Not Validated / N
14485 Hazelridge	Detroit	Michigan	48205-	Not Validated / N
14144 Seymour	Detroit	Michigan	48205-	Not Validated / N
3525 Hammond	Detroit	Michigan	48210-	Not Validated / N
15410 Greydale	Detroit	Michigan	48223-	Not Validated / N
5308 Lakewood	Detroit	Michigan	48213-	Not Validated / N
5922 Grandy	Detroit	Michigan	48211-	Not Validated / N
3158 Ferry	Detroit	Michigan	48211-	Not Validated / N
4055 Sheridan	Detroit	Michigan	48214-	Not Validated / N
18619 Santa Rosa	Detroit	Michigan	48238-	Not Validated / N
562 Robinwood W	Detroit	Michigan	48203-	Not Validated / N
8098 Canfield	Detroit	Michigan	48214-	Not Validated / N
657 Bethune	Detroit	Michigan	48202-	Not Validated / N
6328 Pulford	Detroit	Michigan	48207-	Not Validated / N
4171 Alter	Detroit	Michigan	48215-	Not Validated / N
5439 Crane	Detroit	Michigan	48213-	Not Validated / N
2246 Belvidere	Detroit	Michigan	48214-	Not Validated / N
11415 Mansfield	Detroit	Michigan	48227-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 10 NSP Admin

Activity Title: Administration

Activity Category:

Administration

Project Number:

NSP-10

Projected Start Date:

10/01/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP Administration

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Planning & Dev Dept

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$4,713,769.00

Total Budget

\$0.00

\$4,713,769.00

Total Obligated

\$0.00

\$4,713,769.00

Total Funds Drawdown

\$44,993.59

\$264,940.17

Program Funds Drawdown

\$44,993.59

\$264,940.17

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$44,993.59

\$264,940.17

City of Detroit Planning & Dev Dept

\$44,993.59

\$264,940.17

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration and management of the NSP program

Location Description:

Activity Progress Narrative:

Administration

Administrative expenditures totaled \$44,994 during the quarter. Administrative expenditures provided NSP1 advertising, 106 Historic Reviews & clearances, and legal services.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 12 NSP New Construction

Activity Title: New Construction

Activity Category:

Construction of new housing

Project Number:

NSP-12

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP New Construction

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Planning & Dev Dept

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$4,578,000.00

Total Budget

\$0.00

\$4,578,000.00

Total Obligated

\$0.00

\$4,578,000.00

Total Funds Drawdown

\$1,476,245.39

\$4,240,755.20

Program Funds Drawdown

\$1,476,245.39

\$4,240,755.20

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$1,476,245.39

\$4,240,755.20

City of Detroit Planning & Dev Dept

\$1,476,245.39

\$4,240,755.20

Match Contributed

\$0.00

\$0.00

Activity Description:

Affordable housing projects will be developed for sale, rent, or lease-purchase

Location Description:

Activity Progress Narrative:

New Construction

Maxwell Homes LDHALP:

- This rental project includes the new construction of a 30 unit apartment building in the Kettering neighborhood.
- 30% construction complete.

NDNI Elderly LDHALP:

- This rental project includes the new construction of a 45 unit apartment building in the Osborn neighborhood.
- 45% construction complete.

Northwest Unity Homes II LDHALP:

- This rental project includes the new construction of a 45 unit apartment building in the Livernois/Fenkell area of the Grand River Greenfield neighborhood.
- 65-70% construction complete.
- There has been some vandalism and minor theft.



Paradise Valley Rental Investment Group:

- This rental project includes the rehab of 2 buildings. One building has 2 units and 1 with 3 units, in the stable Far East/East English Village neighborhood.
- 40% construction complete
- As of 12/31/11 no units under construction; started construction during January 2012.

West Oakland:

- This rental project consists of rehab of 45 units in the NorthEnd neighborhood.
- 70% construction complete.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	0	0/168
#Low flow showerheads	0	0/168
#Units with bus/rail access	0	0/168
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units ζ other green	0	0/168
Activity funds eligible for DREF (Ike)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/168
# of Multifamily Units	0	0/168

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/168	0
# Renter Households	0	0	0	0/0	0/0	0/168	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 14 NSP Rehab

Activity Title: Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Planning & Dev Dept

Overall

Total Projected Budget from All Sources

Total Budget

Total Obligated

Total Funds Drawdown

Program Funds Drawdown

Program Income Drawdown

Program Income Received

Total Funds Expended

City of Detroit Planning & Dev Dept

Match Contributed

Oct 1 thru Dec 31, 2011

N/A

\$0.00

\$0.00

\$1,951,621.91

\$1,951,621.91

\$0.00

\$0.00

\$1,951,621.91

\$1,951,621.91

\$0.00

To Date

\$14,984,764.00

\$14,984,764.00

\$14,984,764.00

\$4,006,350.80

\$4,006,350.80

\$0.00

\$0.00

\$4,006,350.80

\$4,006,350.80

\$0.00

Activity Description:

Rehabilitation of single and multi-family rentals and lease-purchase will benefit individuals/families at or below 50% AMI.

212 total units of single and multi-family housing estimated:

83% or 118 units of single-family housing estimated.

17% or 94 units of multi-family housing estimated

Location Description:

Activity Progress Narrative:

Manna Development: Rental project for rehab of 2 four-unit multi-family buildings in Grand River/Greenfield neighborhood. 50% construction complete.

NewCenter SquareLDHALP: Rental project for rehab of a 49 unit apartment building in the North Central neighborhood. This project recently broke escrow, will add newly approved tax credit equity to the project.

PhoenixCommunities: Rental project of rehab of a 17 unit multifamily building in an emerging neighborhood. Construction is 100% complete. Have waitlist of tenants. All units will be rented to those at 50% and below the AMI.

S Dot Collections: Rental project of rehab of 13 units in a marginal neighborhood. 2 buildings have 4 units and 1 building has 5 units. 30% construction complete.

American Residential Equities Phase 1: Rehab of 15 SF homes scattered inHermanGardens. 6 of 15 houses are under construction currently. 67% construction complete. Theft of electrical wiring before security grates were installed.

American Residential Equities Phase 2: Project in Grand River/Greenfield of rehab of 5 SF home. 70% construction complete.

Bailey: Rehab of 2 SF homes in Grand River/Greenfield. 20% construction complete with billing pending. Existing furnace and plumbing stacks were stolen prior to construction. Developer is a City ofDetroit home repair contractor with limited development experience.



Citadel CDC/Guy Construction Phase 1 & Phase 2: Rehab of 2 SF homes in Brightmoor, an unstable neighborhood. 50% construction complete. Experienced vandalism on one home. Increased security costs will be higher than budgeted. Rehab of 1 SF home in Brightmoor. 50% construction complete.

Ferlito Phase 1: Rehab of 6 scattered site SF properties for sale in the Far East/Osborn neighborhood. 97% construction complete. 1 unit was stripped and is uninhabitable; the other is salvageable. Marketing properties as Lease-Purchases, with two potential households in the application process.

Kodiak Phase 1: Rehab of 5 homes scattered in the stable Osborn/Far East/English Village neighborhood. 90% of construction completed with a significant amount of construction during 4thquarter. Experienced theft on 3 of the homes. Installed a security system late in the project.

Neighborhood Art Phase 1: Rehab of 5 SF homes in the stable Grand River/Greenfield neighborhood. Four of 5 units are under construction. Project is 60% complete. Air conditioning units were stolen in 2 homes. The project has security guards on duty.

ParadiseValley: 7 new construction houses and 2 rehabs that have 3 BR and 2 bathrooms. Houses are energy efficient. 100% of the construction was completed in the 4thquarter and all 9 have certificates of occupancy. 6 of the units are sold and 3 are under contract for sale. Sales prices are about 1/3 less than originally projected.

TJ and Associates Phase 1: Rehab of 5 SF homes in the Grand River/Greenfield neighborhood. All 5 homes are under construction. 80% construction completed. Homes are posted on website and listed with Realtors.

U SNAP BAC: 5 SF houses for sale in East English Village and Far East, which are stable communities. 40% construction complete. During construction they have a security guard on duty.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/212
#Energy Star Replacement Windows	0	0/212
#Additional Attic/Roof Insulation	0	0/118
#High efficiency heating plants	0	0/212
#Efficient AC added/replaced	0	0/212
#Replaced thermostats	0	0/212
#Replaced hot water heaters	0	0/212
#Light Fixtures (indoors) replaced	0	0/212
#Light fixtures (outdoors) replaced	0	0/212
#Refrigerators replaced	0	0/100
#Clothes washers replaced	0	0/94
#Dishwashers replaced	0	0/212
#Units with solar panels	0	0/0
#Low flow toilets	0	0/212
#Low flow showerheads	0	0/212
#Units with bus/rail access	0	0/212
#Units exceeding Energy Star	0	0/10
#Sites re-used	0	0/0
#Units & other green	0	0/94

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/212
# of Multifamily Units	0	0/94
# of Singlefamily Units	0	0/118



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/212	0
# Owner Households	0	0	0	0/0	0/0	0/118	0
# Renter Households	0	0	0	0/0	0/0	0/94	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
